

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 25th, 2025

President Kay Lea Scott called the Zoom Meeting to order at 6:07. A quorum was established with four board members present: Kay Lea Scott, Charlotte Hicks, Larry Fineout, and Gregg Cuzzucoli. Residents Jeff and Karen Murrill were present as well as Ameritech Property Representatives Katherine Reynolds and Scott Vignery.

Reading and approval of the February minutes was waived, and they were approved.

Kay Lea Scott presented the Financial Report.

- Total Assets: \$33,260.85
- Deferred Maintenance: \$3,405
- Delinquent Accounts: Six accounts were delinquent. Four were under ten dollars. Two were at \$0.10 and the \$1.06. Kay Lea dropped them off the ledger.
- Two accounts did not change to the new amount in January.
- The other two other accounts contacted Kay Lea advising them that they were having difficulty using the new website.
- In December of 2024, the BPV Board voted in favor of taking our Straight-Line Reserves and Pooling Reserves. To move forward, we would have to take a membership vote and have a majority (12) of voters to vote in favor of it in order for it to pass.

Executive Report.

- Jbolt resealed the patio door above garage 21, including extra sealant around bolts.
- Handyman, Excellent Exteriors, repaired #20 porch ceiling, #3 garage access door threshold and storm damage in units 3 and 7.
- Island Painting repaired garage 7 stucco cracks. The work and the rain that followed possibly moved the downspout connections enough to require repair. Island Painting made the repairs.
- The Board approved architectural modification for the air conditioner line installed on the outside of unit 21 and 22. The line was needed to access #22's unit without running the line through the ground or #21's foundation.
- Jack Bisson and Jeff Murrill planted grass seed and fertilized behind units 5-8 and in front of 1-4 between the sidewalk and Hamlin Blvd. (county owned).
- Power Town addressed the Hamlin swamp for Duke Energy. The swamp area is a low spot in the route of Duke's buried electrical cable. An electrical equipment box overflowed when ground water flowed to that point from both directions. Power Town pumped the water out and dammed the conduit so that the water will no longer back up and overflow.
- Lewis Tree Trimming trimmed the trees along Duke Energy lines on Marina Way, past BPVs pool to Hamlin Boulevard and on Commodore. Duke schedules areas to be trimmed on a 3-year cycle.
- Jack Bisson and Jeff Murrill's monitoring and reports indicate BPV has identified and fixed the leaks that caused the excessive water use in the October through January period. A letter describing our experience with the water billing including copies of the bills, receipts for repairs made and an example of our monitoring spreadsheet were sent to Pinellas County Utility Department as a request for a refund of a portion of the utility bills paid during that time.

- Island Painting is re-assessing the quote they provided to us for pool deck repair. They will reach out to us with a revised plan once they have a new quote confirmed. It will require further board approval.

Old Business

- Excellent Interiors bid for the painting of Unit 4's Stairs came in at \$425 with BPV HOA providing the paint. Unit 8 Staircase needs to be painted as well. Kay Lea will reach out to Gloria to see if we can find one more bid for comparison before moving forward.
- A motion was made by Kay Lea and seconded by Gregg C. passing 4-0 to offer residents to use Down Under Construction to paint individual stair railings and bill the BPV HOA in the amount of \$1,520. Subsequently, the owner will then make payment to the BPV HOA.
- BPV Board will look to replace one set of stairs in the Fall of 2025. Units 2, 18, and 20 are being considered. We will look to discuss next month the history of Unit 2 Staircase before a decision is made.
- We presently have a bid from Island Painting to repair our Pool Deck cracks about \$700. They came to look again later and shared with Jack B. that another higher quote was needed. We are still waiting that quote presently.
- We need to keep on eye of our water levels due a possible leak in the pool.
- Our tree trimming quote from Xtrim is \$2,320. The quote includes removing, at no charge, a bush on the Marina Way Driveway, trimming the elevation of trees in the back of BPV over hanging the garages and the walking area, a big limb off an Oak between Units 9 & 10, several Palm Trees trimmed, trimming along the pool from the sidewalk to the open field. That area has been touched by Duke Energy. That portion of the bid is \$800, Kay Lea is going to inquire with Xtrim to revise and reduce that portion of the bid. We budgeted \$3,000 for Tree trimming in 2025.
- We have requested a bid from Down Under Construction to repair the Belly Band between Unit 1 and Unit 3.
- Kay Lea wrote a letter to Pinellas County Utilities for a refund after paying approximately \$8000 more in a two-month period of excessive water bills compared to the average of previous months. The paperwork is extensive, and they were unable to explain how they come up with an amount when a decision is made to refund an account. It is still unknown if we will receive one. Kay Lea will keep us posted
- Ameritech was able to solve the double billing issue by Pinellas County Utilities.
- The sliding glass doors of Unit 22 were taken off and re-caulked around bolts to prevent rain from leaking into Garage 21. A water test was requested, and we are waiting to hear back from JBolt at this time.

New Business

- Gregg Cuzzucoli and Charlotte Hicks will trade places on the BPV Board going into effect after the completion of the March Minutes. Gregg will now be the Treasurer and Charlotte will be the Secretary.
- Kay Lea is working on a Newsletter that will go out to the owners soon.
- The remaining items under New Business will be handled in an email to Board Members.

A motion was made by Larry F. and seconded by Charlotte H. to adjourn the meeting passing 4-0. Kay Lea adjourned the meeting at 7:13 p.m.

Next meeting dates

- BOD Meeting – April 22nd, 6:00 p.m.

Gregg Cuzzucoli/ Secretary